

Quarterly Neighborhood Performance Report - Quarter Four (May-July) Due August 10

Neighborhood Brook Creek Neighborhood Assn. Completed By Julie Banhart, Coordinator Date 8/5/14  
Phone Number/Email 785-841-4997; BrookCreekNA@gmail.com

Each Neighborhood is required to have at least quarterly meetings.	Meeting Date #1	<u>5/14/14</u>	Minutes Attached?	<u>Yes</u>
	Meeting Date #1	<u>6/11/14</u>	Minutes Attached?	<u>Yes</u>
	Meeting Date #1		Minutes Attached?	

How was the neighborhood notified of the meeting(s)? (check all that apply)	X	email	<u>For both meetings</u>
	X	newsletter	<u>For the May meeting</u>
	X	other announcement? (please specify)	<u>phone calls to the call list, + in June, fliers distributed</u>

Officer elections this quarter? (if so, attach list of new officers)	Yes	X No
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Each Neighborhood is encouraged to produce regular newsletters.	Date of Newsletter	<u>February - May, 2014</u>	Copy Attached?	<u>Yes</u>
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Also to be attached: \_\_\_\_\_

Neighborhood activity list for the quarter, including method of notification as well as estimated attendance. (Required)

Best practices in regard to neighborhood events that can be shared with other neighborhood associations. Provide information on outreach, event, and outcome.

Any other information your neighborhood association feels will be information that will help to provide a clear view of your neighborhood associations accomplishments.

BROOK CREEK NEIGHBORHOOD ASSOCIATION  
ACTIVITY LIST FOR 2013-2014 QUARTER 4

May 14, 2014    General Meeting

Method of Notification:

February - May Newsletter.

Email reminder to those on the email list.

Telephone calls to those on the call list.

Estimated attendance: 17

June 11, 2014    General Meeting

Method of Notification:

Email reminder to those on the email list.

Telephone calls to those on the call list.

Flyers hand-distributed in the neighborhood.

Estimated Attendance: 23

**BCNA Neighborhood Accomplishments**  
**4th Quarter (May - July) 2014**

- We further expanded the list of email addresses to reach more members with announcements of importance to the neighborhood.
- We continued regular announcement emails to members, including notices from the City and other events of interest.
- The new website is up and running.
- A Listserv for the neighborhood has been created.
- We participated in LAN

**BCNA Other Information**  
**4th Quarter (May - July) 2014**

There were several instances of “good neighboring” during the 4th Quarter. They included:

- Julie Mitchell is letting her neighbor to the south use her mower this summer.
- Gary Meyer tried to rescue Julie Mitchell’s dead car from the Allen Press parking lot one evening. Unfortunately the car would not cooperate.
- A neighbor of Susan Miller’s moved out and left items in her front yard. Scavengers came along and ripped open the trash bags, making a giant mess while looking for treasure. Susan cleaned up the entire mess.
- Julie Mitchell’s car still being dead, Jennifer Meyer drove her to the home of a friend who was visiting family in Arkansas, so that she could check on the crock pot her friend’s husband thought he left on.

**Brook Creek Neighborhood Association**  
**Meeting Minutes (draft), 11 June 2014**  
**held at Edgewood Homes, Huppee Community Building**  
(by Michael Almon, Secretary)

**Present:** Andrea Repinsky (President), Byron Wiley (Vice President), Susan Miller (Treasurer), Michael Almon (Secretary), Julie Banhart (Coordinator), and ten other Association members.

**Guests present:** seven members of the public; and Lawrence Police Officer Sgt. Trent McKinley, Supervisor of the Neighborhood Resource Officers, who spoke about improving security in our neighborhood and an update on the shooting at 1121 East 13th St.

**Introductions:** Andrea asked everyone in the room to introduce themselves.

**Treasurer's report:** \$184.65 petty cash. \$805.92 in checking account. \$990.57 total revenues.

**Guest presentation:**

Officer McKinley began by saying that while the shooting at 1121 East 13th St. was still under investigation, he couldn't divulge any specifics. But we could discuss the general characteristics of the apartments and the neighborhood as a whole. He mentioned that the public can access police report data for all over town from an interactive mapping tool on their website. It's at <http://police.lawrenceks.org/content/lawrence-interactive-crime-mapping>, or a pull-down menu under "services" on their front page <http://police.lawrenceks.org/> will take you there.

He said that the police do get calls at those apartments, but no more so than anywhere else in town. Particular living units are tracked as "nuisance properties" if they have citations that go through the Court system (for apartments, the whole complex is not the nuisance property, only the living unit). When this happens, a courtesy letter is sent to the resident (and landlord, if applicable) telling them that the police are watching. Another incident within two years would trigger an abatement process to fix the situation. This applies to any type of crime other than domestic violence, which is handled differently. Right now there are no nuisance properties at 1121 East 13th St.

Officer McKinley said that 1121 E. 13th St. doesn't have proportionately more police calls than the neighborhood at large, and Brook Creek Neighborhood doesn't have more violent crime than the city at large, nor no particular pattern of causes. Neighborhood Resource Officers work M-F, 8-5, and some evenings for public meetings. Call them at either 830-7408 or 830-7409 for ongoing issues, but call 911 for a crime in progress.

We had wondered if some solutions might come from the property manager or the Housing Authority or other agencies, and Andrea mentioned that she had talked with the

management company and with Carie Lindsay at the Housing Authority. It was a good conversation with the management company who had just taken over on May 1st, and has been trying to clear out problem residents. Carie said the Section 8 units do have a higher standard of behavior, but she couldn't reveal which were Section 8 for privacy reasons. Milton Scott of the Housing Authority deals with the police about problem Section 8 residents. Officer McKinley suggested sending a "thank you" letter to the management company, and let them know that they can utilize the NROs also.

Robert Baker of Tenants to Homeowners commented that problem rental properties have some common denominators: lack of maintenance, no background checks on renters, and advertised as "party apartments", among others. When they bought 1409-11 Haskell a few years back, they put cameras on the utility poles, the manager drove by frequently, and they made improvements over 2-3 years time.

Lena asked how we can the neighborhood make it unattractive for criminal activity? Officer McKinley said it really has to be a dedicated neighbor-to-neighbor effort that alerts the police, because officers can't be here at all times. A Neighborhood Watch that tracks and records abnormal activities and uses a phone tree can be effective. Then the police can patrol during targeted times.

Sharon asked if the police have a method of addressing drug houses and the associated violent crime? Officer McKinley said that most drug activity involves property crime, not violent personal crime. There are only two drug enforcement officers who frequently are tied up for months in court proceedings. Their main focus is interdiction of drugs coming into the community. Neighborhood enforcement requires a Neighborhood Watch effort by noting unusual level of activities, auto make and model, and license plate numbers.

### **Minutes of prior meetings:**

It was moved by Melinda Henderson and seconded, to approve the minutes from April 9 and May 14. Motion passed. We can no longer publish monthly minutes in a Newsletter that is underfunded by CDBG, and it's impossible to take adequate meeting time for everyone to read and make revisions. So we need to post the minutes on our web page, and better yet, send them out to a neighborhood list-serve in advance of the meetings.

Anticipated action: get a list-serv up and running soon, and Emily will post the minutes on our web page.

### **Newsletter:**

Andrea has calculated that if we double the newsletter size to 8 page sides and double our advert revenue, we can cover the costs of printing, and publish more often. We are aiming at an early August publication. We need to get additional advertisers in the first half of July; the deadline is 18 July.

Anticipated action: Julie will approach our current advertisers for renewals, and the Executive Committee will get new advertisers. Michael has updated the Ad Rate Sheet.

**Upcoming meetings:**

There will be no Board-Member meeting in August. If we have our block party on Saturday, 6 September (so Signal Ridge can play, who is not available on 13 September), then we will hold a Board-Member meeting on Thursday, 11 September. We decided to call the party a Neighborhood Festival, not a block party. We will need volunteers to be grill masters, set up tables and chairs, get utensils and ice, etc. We will hold it at the gazebo in Brook Creek Park, which can't be reserved, so someone will have to get there early in the day to hold it.

Anticipated action: Board-Member meeting on Thursday, 11 September.

Anticipated action: Neighborhood Festival on Saturday, 6 September. Emily will confirm that Signal Ridge will play (maybe Byron's group can play also?). Emily will post on the web page a call for volunteers to help (we need the list-serv operating soon).

**Bylaws and Executive Meetings:**

Article 7, Section 2 of our Bylaws says that we may hold Executive Committee meetings, called by the President or at the request of another Officer. Nothing in the Bylaws restricts the Officers from including a staff person or others to attend these meetings.

**Amur Honeysuckle eradication:**

Michael and Byron are concerned that Amur Honeysuckle (*Lonicera maackii*) has become an invasive species in the neighborhood, as well as the entire city. Originating in eastern Asia, it is a large bush that is non-native to North America, where it has no natural controls, and birds spread the Winter-borne berries widely. It is listed in many places as a problem invasive - [Amur Honeysuckle \(\*Lonicera maackii\*\)](#), and the Kansas Department of Health & Environment recommends eradicating it. Michael and Byron want to launch a neighborhood effort to eradicate it from our neighborhood, starting with an informational campaign. We might hold some work days to help neighbors get rid of it, and encourage Parks & Recreation to eradicate it from Brook Creek Park Woods, where most of the berries come from.

Anticipated action: Michael will provide Emily with a write up and web pages that she can post on the web site and Facebook. We'll discuss it further in September.

**Meeting adjourned**

**Brook Creek Neighborhood Association**  
**Meeting Minutes, 14 May 2014**  
(by Michael Almon, Secretary)

**Present:** Andrea Repinsky (President), Byron Wiley (Vice President), Susan Miller (Treasurer), Michael Almon (Secretary), Julie Banhart (Coordinator), and ten other Association members.

**Guests present:** three invited guests speaking about adaptive reuse zoning issues for the 1340 John G. Haskell mansion – Aaron & Kendra Marable and Mike Myers.

**Introductions:** Andrea asked everyone in the room to introduce themselves.

**Treasurer's report:** \$178.65 petty cash. \$785.92 in checking account. \$984.57 total revenues.

**C.D.B.G. 2014-2015 grant level:**

Julie Banhart reported that the Review Board had recommended awarding us \$6381.00. This was approved by the City Commission last night. We will receive the funds on 1 August when the Federal fiscal year begins. This amount will go towards the Coordinator's salary, 5 newsletters (approximately), and a little left for expenses.

**Newsletter publication schedule:** The success of getting advertisers for our Spring newsletter has shown that it's possible to supplement publication costs, so we'd like to print 6 newsletters. Andrea calculated that if we double the newsletter size to 8 page sides and double our advert revenue, we can cover the costs. Julie had not yet inquired with our printer to learn how much the extra 4 page sides would cost.

Anticipated action: We'll discuss and decide at our 11 June meeting.

**E-mail list:**

Julie Banhart reported that there are about 55 names on our bulk e-mail list that she sends notices to. We want to use a more robust e-mail list for more timely general notices, and to send the minutes to for review before the next general meeting. Such postings should go out "blind carbon copy" to protect the privacy of the recipients.

Anticipated action: The executive committee will get access to the list from Julie, and build on it from meeting sign-ups, the internet, and other sources.

**Park clean up report:**

The 12 April Brook Creek Park clean up went well with perfect weather. About 25 K.U. student volunteers helped, and we provided snacks, water, and lunch. Julie Mitchell is to be thanked for organizing it, and Andrea and Sharon took the students cookies last week as a thank you.



**Neighborhood list-serv:**

All the active neighborhoods have a list-serv except for us, so we want to get one going. Tom Genereaux volunteered to set it up as a Google Group or a Yahoo Group, but he doesn't want to moderate it. Emily Winters volunteered to moderate the list-serv, and help Julie Banhart if she needed. Julie would publish a Thursday e-newsletter, similar to the East Lawrence Neighborhood e-newsletter. When set up, we will automatically add all e-mail addresses we have so far from Julie Banhart, and the first posting will be to give individuals the option to opt out. We will add more addresses from the monthly sign-in lists, from a print newsletter notice, and from a neighborhood survey if we do one.

Anticipated action: Julie will provide the e-mail list to Andrea, Tom will initiate the list-serv, and Andrea will make the first posting.

**Larger Board of Directors:**

We discussed the possibility of having a larger Board of Directors to help carry the load and be a source of more inspiration. The Officers would be Officers of the Board, like other organizations do. Maybe the additional members could be block captains, like precincts.

Anticipated action: The Executive Committee will look into how this might be done according to our bylaws.

**Guest presentation:**

Mike Myers, architect for Aaron & Kendra Marable, described the property, the zoning and allowed uses, and the steps needed to make it a bed and breakfast. The lot is 2 1/2 acres unplatted, and the house is 4 bedroom. They want to add a commercial kitchen on the back for guest meals and special receptions, and include a boutique bar (not a college bar). The bar would be subject to the 55% food rule, open to the public only one evening a week (happy hour for instance), and not have late hours.

The zoning code requires a bed and breakfast of this size to have a live-in manager, which won't be the case because the Marables live at 1300 Haskell. So technically they need to file for a Special Use Permit as a 4-bedroom hotel. The protections for this ever becoming a large hotel are three-fold: it will stay RS-7 single family zoning, it is on the National Historic Register, and the S.U.P. process requires a public hearing that allows neighbors to block changes if necessary. Parking requirements are to be worked out, possibly with an easement at the school.

As for adaptive reuse of a single family home, the Old West Lawrence Association had the code changed to block this happening to a designated historic property. So Mike is working on an amendment that would make an exception if the property were on an arterial street, AND adjacent to a non-residential use, AND maybe be of a

specified minimum size lot. The amendment would be a public hearing item at the Historic Resource Commission, the Planning Commission, and the City Commission.

We asked if the Marables would agree to some conditions on the S.U.P. We would like there to be a large landmark sign at the street (and maybe also at 1300 Haskell) with historical info on John G. Haskell, his legacy, and historic Haskell Row. We would like them to dedicate a 25 foot easement on the front property line (and at 1300 Haskell) for a future bicycle track. And we would like the exterior paint to remain white (the house itself is brick, and they want to remove the paint there and seal it). They agreed in principle to our requests.

Andrea asked how we could support the project. Aaron and Kendra said we could either come to the three hearings, or write letters of support. Andrea asked if we had consensus on the proposal, and we did.

#### **Apartments at 1121 E. 13th & neighborhood security:**

Last Sunday (during a Mother's Day outside party), there was a shooting murder at the 13th & Maple apartments. There have been a consistent level of disturbances there over time, but this is the worst. The police patrol there regularly. A Neighborhood Resource Police Officer can come to our 11 June general meeting, and Melinda Henderson will contact him to arrange it.

The apartments are approved for Section Eight residents, though not all are in that category. The owner had promised good residents in the beginning. It's rumored that tenants don't last long there because of all the problems. The current owner is D. K. Taylor Properties, LLC of Tonganoxie KS. Supposedly the owner has a sweetheart in the Philippines and is planning on moving there, to become completely "absentee". It might be possible to work with the property manager to apply pressure on the owner.

We discussed possible strategies for forcing improvements. How might the new Rental Property Registration bear on this? How might Landlord-Tenant law apply to this? How might Housing Authority Section Eight resident guidelines apply here? Could Tenants To Homeowners buy it and clean it up?

Anticipated action: Melinda Henderson will investigate the questions on Rental Registry and Housing Authority guidelines. Someone should ask Robert Baker about the Landlord-Tenant law. We will invite the apartment residents to the special meeting with the Neighborhood Resource Police Officer. Melinda Henderson will contact the Neighborhood Resource Police Officer.

**Lawrence Association of Neighborhoods report:** our L.A.N. representative, Dickie Heckler, did not have a report.

**General meeting schedule:**

Next general meeting will be on 11 June 2014, 7:00pm, with the main focus neighborhood safety issues. There will be no general meeting in July or August. We might have executive meetings to brainstorm plans and logistics, and we do have a 10 September general meeting.

Anticipated action: We'll work on a July newsletter as able and needed.

Meeting adjourned

Brook Creek Neighborhood Association  
1944 Miller Drive  
Lawrence, KS 66046



The  
*Brook Creek*  
*Breeze*

The Newsletter of the  
Brook Creek  
Neighborhood Association

Winter—Spring 2014

Neighborhood Events

February

12 BCNA Meeting, 7:30 p.m.  
East Lawrence Rec. Center

March

12 BCNA Meeting, 7:30 p.m.  
East Lawrence Rec. Center

April

9 BCNA Meeting, 7:30 p.m.  
East Lawrence Rec. Center

12 Brook Creek Park Cleanup  
and Lunch, 10 a.m.,  
Brook Creek Park Gazebo

19 Brook Creek Park Cleanup  
Rain Date

May

14 BCNA Meeting, 7:30 p.m.  
East Lawrence Rec. Center

Salvation Army to Share Plans for Local Shelter

Lt. Matthew McCluer of the Salvation Army will present information on the agency’s plans for developing a shelter on their property at 19th & Haskell during BCNA’s February 12th meeting. Plans for the site have been under development for years. The last publicly-discussed plans were for the construction of facilities and housing to assist homeless families. Time will be allowed for discussion and questions.

12th & Haskell to Become Homes and Business

Over the years, the Brook Creek Neighborhood has successfully preserved the character of our neighborhood. We stopped a strip mall proposal on 15th St. between Haskell and the old tracks. We eliminated five square blocks of high density apartment zoning. We blocked the County Jail from building in Brook Creek Park. We expect the Salvation Army to develop family housing instead of a drop-in center.

What may be our most important victory yet is the closing of the illegal, polluting junkyard at 12th & Haskell. They greenwashed themselves with a “recycling” name, but they were an industrial salvage yard next to single-family homes, with disturbing noise on each day of operation. Spilled auto fluids polluted the groundwater in the floodplain of Burroughs Creek and Brook Creek. Machinery exhaust from the center polluted the air. Six auto fires put the neighbors’ properties at risk. Due to soil tests, Kansas Dept. of Health & Environment had the junkyard owner remove loads of contaminated soil from the site.

Even though the City eventually cited the junkyard with various code violations, the illegal activity continued for 6 years until neighbors got the City Commission to send the case to the Board of Zoning Appeals. Neighborhood representatives effectively presented the facts of the case and the impacts to the neighborhood to the City by neighborhood representatives, and the junkyard owner decided to move to a more suitable location.

The Brook Creek neighbors who fought this battle kept pressure on the City to make sure heavy industrial use never happens on that site again. After reviewing plans with the innovative local construction company, Struct/Restruct, we approved their plans to plot nine homes along 12th Street, and to locate their business in the corner building and yard. The development plan includes perimeter trees, removing truck traffic from 12th St., protection of a remarkable bur oak tree, and a sidewalk. Land along the creek will become City park land, on which we expect an extension of the Burroughs Creek Trail.

Join BCNA for only \$1.00

2014 Membership payments are due now! Support BCNA so that we can effectively represent you.

MEMBERSHIP RATES

In-neighborhood individuals \$1.00      Businesses \$20.00  
Out-of neighborhood individuals \$5.00      Not-for-profits \$10.00

Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Member information is used only for neighborhood communications, and not distributed or sold.

- Please **check** ✓ any box that applies:
- ☐ I do not want my name printed in the newsletter as a new or returning member
  - ☐ I would like to be included in a neighborhood e-mail list-serve
  - ☐ I would like to receive a weekly e-newsletter

Mail this form and your check payable to BCNA to:  
**Brook Creek Neighborhood, 1235 Prairie Ave. Lawrence KS 66044**

Visit us at <http://brookcreeklawrence.wordpress.com/>



Byron Wiley and Theresa Martin provided music at the December 2013 Brook Creek holiday party.



## Neighborhood Contacts

Andrea Repinsky, President

913/707-9834

adheron@yahoo.com

Byron Wiley, Vice-President

841-2829

bwiley@sbcglobal.net

Susan Miller, Treasurer

Michael Almon, Secretary

paradigm@ixks.com

Julie Banhart,

Neighborhood Coordinator

BrookCreekNA@gmail.com

841-4997

brookcreeklawrence.wordpress.com

## Brook Creek News

The December 2013 BCNA meeting brought in several new BCNA officers and new ideas for the neighborhood's activities in 2014, such as more speakers at meetings, membership development, and outreach to new residents. Our budget in 2014 may only allow for two newsletters, so please share your email address and 'like' BCNA on Facebook in order to stay informed of neighborhood activities and issues. Also, a BCNA website is under development! We will monitor opportunities to create recreational and bicycling connections among our trails and parks as the 12th & Haskell area develops. Several Brook Creekers planted the now-maturing Lawrence Fruit Tree Project orchard along the Burroughs Creek Trail.

"Thank you" to outgoing BCNA President Julie Mitchell for her past and ongoing service to Brook Creek. She volunteered to continue to organize the Brook Creek park spring cleanup and picnic. More thanks go to Susan Miller for continuing her excellent work as BCNA's treasurer, to Larry Kelley for doing a great job as Secretary, and to Emily Winters for her great work on BCNA's Facebook page and website!

Please share your ideas for BCNA's activities in 2014, join us to make them happen, and thank our advertisers for supporting our neighborhood!

## Welcome to the Neighborhood

906 Oliver's Court - Katherine E. Simmons

1502 Harper St. - Rena Figures

1824 Miller Dr. - Roderick W. Runyan

1505 Cadet Ave. - Kenneth G. & Joyce Anderson

1705 E. 17th St. - James & Christine Pennewell

1515 E. 18th Terrace - Beatriz Chee

1641 Haskell Ave. - Tracy Townsley

1223 Almira Ave. - Benjamin E. Fishman

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Come try our lunch  
specials starting at \$6.55!  
Includes entrée, fried rice,  
and appetizers

## Brook Creek Neighborhood Association Meeting Notes

### September 9, 2013

A special meeting was called at the request of Struct/Restruct LLC to discuss their proposed purchase of the 12th & Haskell Recycling Center property at 1146 Haskell. They plan to operate their business in the existing building. Nine new homes would be built along 12th Street, with at least 20 feet of buffer space between the business and residential portions of the property.

### October 9, 2013

The meeting was devoted to a discussion of Struct/Restruct's proposed rezoning of the property at 1146 Haskell Ave. Questions discussed about Struct/Restruct's plan included: flooding, ground contamination, rezoning to Limited Industrial, effects on and changes to 12th Street, and green space on the north side of the property.

### November 13, 2013

The "Safe Winter Walkways" program was discussed, as were the resolutions from the City Commission prohibiting commercial zoning that would allow another recycling center to be located at 12th and Haskell. Other discussion included plans for additions to the Burrough's Creek trail, the possibility of HUD funds for sidewalk repair, ways to expand membership and funding, and creation of a Facebook page for BCNA.

### December 11, 2013

2014 BCNA officers were elected: Andrea Repinsky, President; Byron Wiley, Vice President; Susan Miller, Treasurer; and Michael Almon, Secretary. Attendees thanked outgoing officers Larry Kelley and Julie Mitchell, and they shared snacks and ideas for BCNA activities in 2014.

### January 5, 2014

During a goal-setting meeting of BCNA officers, the following goals were set for BCNA: (a) Increase membership and funding, (b) Develop web site (c) Research history of neighborhood (d) Upgrade newsletter and publish more frequently (e) Make meetings more attractive, (f) Develop legal defense fund, (g) Conduct neighborhood survey (h) Institute a Coordinator performance evaluation and hiring cycle, and (i) increase email communication, possibly with a list-serve. Other plans are to send welcome letters to new residents, do fun gatherings, build up a volunteer base, and have interesting speakers at our meetings.

Full meeting details will be posted on BCNA's new website:

brookcreeklawrence.wordpress.com

## THE BUM STEER CATERING & BBQ



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Neighbor!*

19th &  
Haskell

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hardware@sunflower.com

Hours: M-F 7:30am-6:00pm; Sat. 8:00am-5:00pm; Sun. 10:00am-5:00pm